172.0	0008	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,100 /	720,100
					USE VALUE:	720,100 /	720,100
					ASSESSED:	720,100 /	720,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG HSUNLUN AARON & JANET
Owner 2:	
Owner 3:	
Street 1:	140 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WINWIN PROPERTIES LLC -
Owner 2:	-
Street 1:	165 HANCOCK ST
Twn/City:	BRAINTREE
St/Prov:	MA Cntry:
Postal:	02184

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	310,000	600	409,500	720,100
Total Card	0.126	310,000	600	409,500	720,100
Total Parcel	0.126	310,000	600	409,500	720,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.79 | /Parcel: 535.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 114405
GIS Ref:
GIS Ref:
Insp Date: 04/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0008-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,000	600	5,500.	409,500	720,100	720,100	Year End Roll	12/18/2019
2019	101	FV	256,900	700	5,500.	403,600	661,200	661,200	Year End Roll	1/3/2019
2018	101	FV	256,400	0	5,500.	310,000	566,400	566,400	Year End Roll	12/20/2017
2017	101	FV	256,400	0	5,500.	292,500	548,900	548,900	Year End Roll	1/3/2017
2016	101	FV	256,400	0	5,500.	269,100	525,500	525,500	Year End	1/4/2016
2015	101	FV	237,300	0	5,500.	251,500	488,800	488,800	Year End Roll	12/11/2014
2014	101	FV	172,600	0	5,500.	231,700	404,300	404,300	Year End Roll	12/16/2013
2013	101	FV	172,600	0	5,500.	231,700	404,300	404,300		12/13/2012

!13358!

PRINT

Date	Time
12/11/20	03:19:57

LAST REV

Date	Time
01/03/19	17:40:17

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINWIN PROPERTI	1454-81		6/16/2014		625,000	No	No		
PIETERSE RUDOLP	1449-133		3/7/2014	Change>Sale	300,000	No	No		
PIETERSE LORRAI	1440-125		8/22/2013	Estate/Div	100	No	No		
	992-92		12/1/1984		131,000	No	No		Y

USER DEFINED

Prior Id # 1:	114405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2018	1490	Re-Roof	22,000	C				
3/10/2014	186	New Wind	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	HS	Hanne S
6/10/2014	External Ins	PC	PHIL C
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,501 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	99472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324944
Depreciation:	14947
Depreciated Total:	309997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

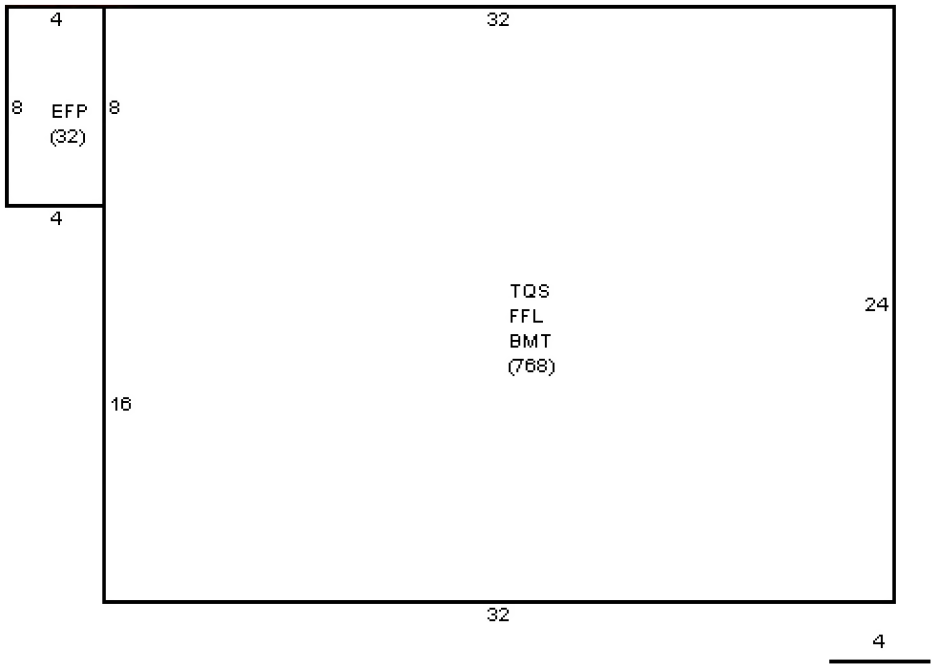
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	144.59
Final Total:	310000	Val/Su SzAd	230.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,144			Total:	225,472
Size Ad	1344	Gross Are	2336	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0008-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X20	F	AV	2000	3.71	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600